

## Land Bank Board of Trustees Meeting

July 19, 2016

City Commission Room, 701 N. Jefferson, Junction City KS 66441

Mick McCallister  
Phyllis Fitzgerald  
Jim Sands  
Pat Landes  
Michael Ryan

### 1. 6:50 P.M. - CALL TO ORDER:

### 2. NEW BUSINESS:

- a. Consideration of Land Bank Minutes for June 21, 2016 Meeting. (p.2)
- b. Consider Resolution 5-2016 the offer to purchase two Land Bank Lots (14th Street Commons Lots 28 & 29, Block 1) from USD 475. (p.5)
- c. Consider Accepting Additional Properties from Geary County to the Land Bank. (p.14)

### 3. ADJOURNMENT:

## **Land Bank Board of Trustees Meeting**

### **Backup material for agenda item:**

- a. Consideration of Land Bank Minutes for June 21, 2016 Meeting.

## **JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES**

June 21, 2016

6:45 p.m.

### **CALL TO ORDER**

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, June 21, 2016 with Chairman Mick McCallister presiding.

The following members of the Land Bank were present: Mick McCallister, Michael Ryan, Jim Sands, and Phyllis Fitzgerald. Staff present was: Allen Dinkel, Cheryl Beatty, and Shawna Settles.

### **NEW BUSINESS**

Land Bank Minutes for June 7, 2016 Meeting were presented for consideration. Trustee Fitzgerald moved to approve Land Bank Minutes for June 7, 2016 Meeting, seconded by Trustee Sands. Ayes: McCallister, Ryan, Sands and Fitzgerald. Nays: None. Motion carried.

The offer from Kyle & Harmony Ibarra to purchase Lot 32, Block 2 of Sutter woods was presented. Planning & Zoning Director Yearout explained the offer was for \$4,000.00 and a reduced amount in specials and answered questions. Trustee Sands moved to reject the offer from Kyle & Harmony Ibarra to purchase Lot 32, Block 2 of Sutter woods, seconded by Trustee Ryan. Ayes: McCallister, Ryan, Sands and Fitzgerald. Nays: None. Motion carried.

The offer from Savenia Robbins to purchase Lot 51 and Lot 53 of Deer Creek Addition #2 was presented. Planning & Zoning Director Yearout explained the offer was for \$3,000.00 per lot and the specials to be reamortized for twenty years and answered questions. Trustee Ryan moved to counter the offer from Savenia Robbins to purchase Lot 51 and Lot 53 of Deer Creek Addition #2 for \$5,000.00 per lot and the specials to be reamortized for twenty years, seconded by Trustee Sands. Ayes: McCallister, Ryan, Sands and Fitzgerald. Nays: None. Motion carried.

## **ADJOURNMENT**

Trustee Fitzgerald moved, seconded by Trustee Ryan to adjourn at 7:05 p.m.  
Ayes: McCallister, Ryan, Sands and Fitzgerald. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 19TH DAY OF JULY AS THE OFFICIAL  
COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES  
MINUTES FOR JUNE 21, 2016.

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Shawna Settles, Secretary

Mick McCallister, Chairman

## **Land Bank Board of Trustees Meeting**

### **Backup material for agenda item:**

- b. Consider Resolution 5-2016 the offer to purchase two Land Bank Lots (14th Street Commons Lots 28 & 29, Block 1) from USD 475.

# **City of Junction City**

## **Land Bank**

### **Agenda Memo**

07/19/2016

**From:** Allen Dinkel, City Manager

**To:** Land Bank Board of Trustees

**Subject: Offer to Purchase Land Bank Lot – USD 475 Geary County Schools**

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**Objective:** Consideration of the Offer to Purchase two Land Bank Lots (14<sup>th</sup> Street Commons Lots 28 and 29, Block 1) from USD 475 Geary County Schools.

**Explanation of Issue:** The Junction City Land Bank received a verbal offer from Bill Clark of USD 475 Geary County Schools to purchase Lots 28 and 29, Block 1 of 14th Street Commons in return for approximately 47,000 cubic yards of soil located at 700 Wildcat Lane, Junction City. The City Commission voted at the July 5, 2016 meeting not to assess special assessments in exchange for the soil.

**Staff Recommendation:** Yes.

**Suggested Motion:**

I \_\_\_\_\_ move the Junction City Land Bank Board of Trustees to accept/reject Resolution 5-2016 the offer to purchase from USD 475 Geary County Schools in exchange for approximately 47,000 cubic yards of soil located at 700 Wildcat Lane, Junction City for Lots 28 and 29, Block 1 of 14<sup>th</sup> Street Commons.

I \_\_\_\_\_ second the motion.

**Attachments:** Resolution 5-2016, Notice of Sale, Contract of Purchase and Special Warranty Deed

**RESOLUTION NO. 5-2016**

**A RESOLUTION APPROVING CONTRACT OF PURCHASE,  
DIRECTING NOTICE OF SALE AND AUTHORIZING THE CHAIRMAN  
OF THE BOARD OF TRUSTEES OF THE JUNCTION CITY LAND  
BANK TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING  
PROPERTY TO UNIFIED SCHOOL DISTRICT 475**

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE JUNCTION CITY  
LAND BANK, THAT:**

1. The Contract of Purchase between the Junction City Land Bank and Unified School District 475 in the form presented to the Board on this date is hereby approved.
2. The Secretary of the Land Bank is directed to publish a notice of sale in the form presented to the Board on this date.
3. The Chairman of the Board of Trustees of the Junction City Land Bank is hereby authorized to sign, and the Secretary attest and deliver the Special Warranty Deed conveying Lots 28 and 29, Block 1, 14<sup>th</sup> Street Commons, Junction City, Geary County, Kansas, to Unified School District 475.
4. The Chairman and other officials of the Junction City Land Bank are authorized and directed to execute and deliver such other documents and agreements as such officials deem necessary or appropriate to carry out the foregoing resolutions.

**PASSED AND ADOPTED BY THE BOARD OF THE JUNCTION CITY LAND  
BANK THIS 19<sup>th</sup> DAY OF JULY, 2016.**

\_\_\_\_\_  
Mick McCallister, Chairman

ATTEST:

\_\_\_\_\_  
Shawna Settles, Secretary

**CITY OF JUNCTION CITY LAND BANK**

**NOTICE OF SALE**

Notice is hereby given that the Board of Trustees of the Junction City Land Bank have conditionally accepted an offer to purchase the following lot:

Lots 28 and 29, Block 1, 14<sup>th</sup> Street Commons, Junction City, Geary County, Kansas

with the sale of such lots to be on a date which is not sooner than 30 days after the date of publication of this notice.

/s/ Shawna Settles  
Land Bank Secretary  
June 19, 2016



## CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (“**Contract**”) is made and entered into as of this July 19, 2016, by and between LAND BANK OF THE CITY OF JUNCTION CITY, KANSAS (“**Land Bank**”) and UNIFIED SCHOOL DISTRICT 475, a public school district and a political subdivision of the State of Kansas, of the County of Geary, 123 N. Eisenhower, Junction City, KS 66441 (“**Buyer**”).

WITNESSETH:

WHEREAS, Land Bank desires to sell to Buyer and Buyer desires to purchase from Land Bank that certain real property and the improvements situated thereon on the terms and conditions hereinafter more fully set out.

NOW, THEREFORE, in consideration of the agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Land Bank and Buyer agree as follows:

**1. PROPERTY.** Subject to the terms and the provisions of this Contract, Land Bank agrees to sell to Buyer, and Buyer agrees to purchase from Land Bank the following described property (“**Property**”):

Lots 28 and 29, Block 1, 14th Street Commons, in the City of Junction City, Geary County, Kansas

**SUBJECT TO** all provisions, conditions, easements, restrictions, rights-of-way, covenants, encumbrances, obligations, liabilities, and other matters of record, and to all zoning, building or other laws or ordinances, and to any matters which would be shown by an accurate survey or inspection of the property (“**Permitted Encumbrances**”).

**2. PRICE.** As consideration for the sale, Buyer agrees that Land Bank, and its assigns, will have the exclusive ownership of and right to use approximately 47,000 cubic yards of soil located on Buyer’s property at 700 Wildcat Lane, Junction City.

**3. INSPECTIONS AND INVESTIGATIONS.** Buyer acknowledges that it has performed all inspections and made all investigations of matters relating to the Property, including but not limited to zoning, land use, tax and special assessment matters, that any information provided or made available or to be provided or made available to Buyer by Land Bank, or its agents, representatives, or others were provided or made available solely as a courtesy, and that the Buyer has the sole responsibility for determining the existence or nonexistence of any fact material to Buyer's decision to purchase the Property. Buyer shall be solely responsible for arranging and paying for the extension of gas and electric utility mains to serve the Property.

**4. AS IS.** BUYER HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BUYER WILL HAVE, AS OF CLOSING, THOROUGHLY INSPECTED AND EXAMINED THE STATUS OF TITLE TO THE PROPERTY, MATTERS RELATING TO

TAXES AND SPECIAL ASSESSMENTS, ZONING AND LAND USE MATTERS, AND THE PHYSICAL CONDITION OF THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY BUYER IN ORDER TO ENABLE BUYER TO EVALUATE THE PURCHASE OF THE PROPERTY. BUYER HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT BUYER IS RELYING SOLELY UPON INSPECTION, EXAMINATION, AND EVALUATION OF THE PHYSICAL CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, FITNESS FOR ANY PARTICULAR USE OR PURPOSE, THE LOCATION, INTEGRITY AND LAWFUL PRESENCE OF ALL STRUCTURES AND IMPROVEMENTS, THE LOCATION AND CAPACITY OF ALL UTILITY SERVICES, THE EXISTENCE OF SOIL INSTABILITY, SOIL REPAIRS, AND ANY OTHER SOIL CONDITIONS, SUFFICIENCY OF UNDERSHORING AND DRAINAGE, THE EXISTENCE OF ANY FLOOD PLAINS OR FLOOD HAZARDS OR SIMILAR CONDITIONS, EVERY OTHER MATTER AFFECTING THE STABILITY OR INTEGRITY OF THE SUBJECT PROPERTY AND ITS ENVIRONMENTAL CONDITION, AND THAT BUYER IS PURCHASING, AND AT CLOSING WILL ACCEPT, THE PROPERTY ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES AND/OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE. BUYER ACKNOWLEDGES THAT LAND BANK HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTY.

**5. CLOSING.** Closing of the sale ("**Closing**") will be thirty days after publication of notice of sale by the Land Bank, or such later date as agreed to by Buyer and Land Bank ("**Closing Date**"). At Closing:

- (a) Land Bank shall deliver a Special Warranty Deed to Buyer, subject to the Permitted Encumbrances.
- (b) Buyer shall deliver a bill of sale or other transfer document ("Transfer Document") satisfactory to Seller conveying the approximately 47,000 cubic yards of soil located on Buyer's property at 700 Wildcat Lane, Junction City to Land Bank, or Land Bank's assigns.
- (c) Possession of the property shall be given to Buyer at Closing.

**6. FAILURE TO CLOSE AND REMEDIES.**

- (a) If the conditions to closing have been satisfied and Buyer has tendered the purchase price but Land Bank fails to deliver the deed to Buyer at Closing, Buyer's sole remedy shall be to cancel this Contract.
- (b) If Land Bank has tendered the deed but Buyer fails to deliver the Transfer Document to Land Bank at Closing, Land Bank's sole remedy shall be to cancel this Contract.

**7. RELEASE.** Subject to Section 6 hereof, Buyer, for and on behalf of itself, and its heirs, successors, and/or assigns, hereby releases and agrees to hold harmless the Land Bank, the City of Junction City, Kansas, Geary County, Kansas, their respective boards, elected officials,

officers and employees, from and against any and all claims that it may now or hereafter have against any of them for any cost, loss, liability, damage, expense, demand, claim, or cause of action arising or alleged to have arisen from or relating to any defect or condition, including environmental matters, affecting the Property or any portion thereof. The hold-harmless provisions of this section shall survive the Closing.

## **8. MISCELLANEOUS.**

- (a) All terms, covenants, conditions and provisions herein contained, including all conditions of sale shall extend to and be binding upon the parties, their assignees, heirs, devisees, personal representatives or other successors in interest, irrespective of how said interest was acquired.
- (b) This instrument contains the entire agreement between Land Bank and Buyer. All understandings, conversations and communications, oral or written, between the parties hereto, or on behalf of either of them, are merged into and superseded by this instrument and shall be of no further force or effect.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed as of the day and year first above written.

UNIFIED SCHOOL DISTRICT 475

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LaDonna Junghans, President  
Board of Education

LAND BANK OF JUNCTION CITY, KANSAS

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Mick McCallister, Chairman  
Land Bank Board of Trustees

### **SPECIAL WARRANTY DEED**

THIS INDENTURE is made this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the Junction City Land Bank, an independent agency and instrumentality of the City of Junction City, Kansas, as Grantor, and Unified School District 475, a public school district and a political subdivision of the State of Kansas, of the County of Geary, 123 N. Eisenhower, Junction City, KS 66441, as Grantee.

WITNESSETH, that Grantor, in consideration of the sum of one Dollars (\$1.00), the receipt of which is hereby acknowledged, does by these presents SELL AND CONVEY unto Grantee, and to its successors and assigns, with special warranty covenant, all of Grantor's interest in the following-described lot, tract, or parcel of land, lying, being and situate in the County of Geary and State of Kansas, to-wit:

Lots 28 and 29, Block 1, 14<sup>th</sup> Street Commons, in the City of Junction City, Geary County, Kansas

Subject, however, to all easements, reservations, declarations, restrictions, covenants, agreements, rights-of-way, liens, and encumbrances of record.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. And Grantor, for Grantor's heirs, executors or administrators, do hereby covenant, promise and agree to and with Grantee that, at the delivery of these presents, said interest in said premises is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, except as set forth above, by, through, or under Grantor, and that Grantor will warrant and forever defend said interest unto Grantee and Grantee's successors and assigns against Grantor, and Grantor's successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this document the day and year first above written.

GRANTOR

JUNCTION CITY LAND BANK

By: \_\_\_\_\_  
Mick McCallister, Chairman, Board of  
Trustees

ATTEST:

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Secretary, Land Bank Board of Trustees

STATE OF KANSAS                    )  
  ) ss.  
COUNTY OF GEARY                )

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, a Notary Public in and for said state, personally appeared Mick McCallister, who stated that he is the Chairman of the Junction City Land Bank Board of Trustees, known to me to be the person who executed the within instrument on behalf of said Junction City Land Bank and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public in and for said  
County and State

My Commission Expires:

\_\_\_\_\_

## **Land Bank Board of Trustees Meeting**

### **Backup material for agenda item:**

- c. Consider Accepting Additional Properties from Geary County to the Land Bank.

# **City of Junction City**

## **Land Bank**

### **Agenda Memo**

07-15-2016

**From:** Allen J. Dinkel, City Manager

**To:** Land Bank

**Subject: Consider Accepting Additional Properties from Geary County**

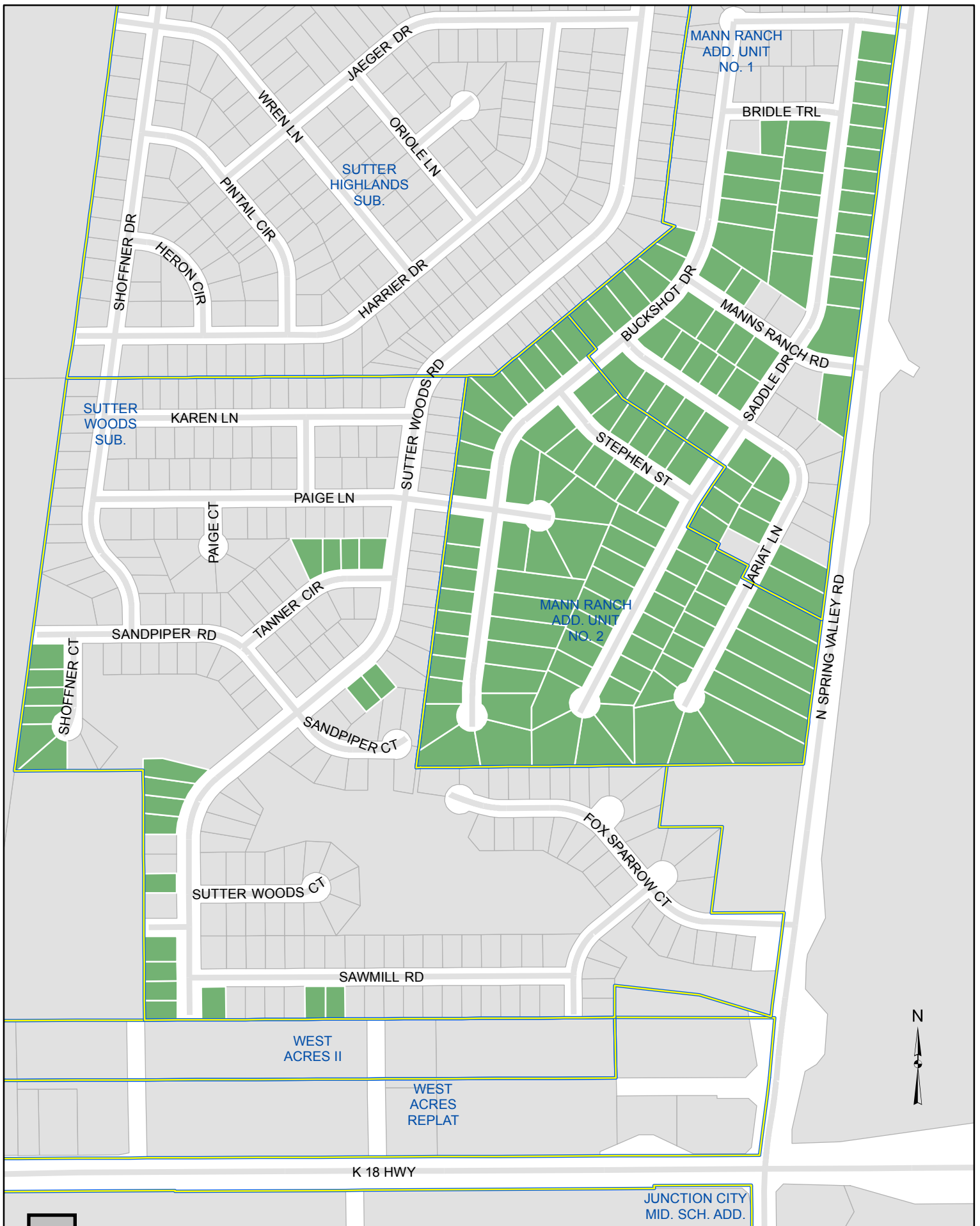
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**Objective:** Consider accepting approximately an additional 159 lots that were unsold as a result of the last delinquent tax sale held by Geary County.

**Explanation of Issue:** Previously, the City Land Bank accepted a large number of lots that were not sold in previous tax sales.

**Budget Impact:** At this time no special assessments are paid on these lots and if any are sold there is a potential to add revenue from the assessments and/or allow the property to be back on the tax rolls.

**Staff Recommendation:** There is no doubt the Land Bank has an ample number of lots in their inventory. I also have concerns about these lots and if there will there be any issues with storm water running off of these lots onto others. The Land Bank will also have additional mowing expense. On the other hand, the Land Bank can possibly get some of the lots sold and have some control over the lots. Some of these lots could be very desirable.





PROPERTYNU	PROPADDR	PROPTYPE	LEGALDESC	OWNERNAME	MAILADDR	SCHTAXUNIT	TUGRPCDE	FINALVALUE
1120404009029000	00000 TANNER CIR, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 8 , Lot 4 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	6140
1120404009030000	00000 TANNER CIR, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 8 , Lot 3 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5530
1120404009031000	00000 TANNER CIR, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 8 , Lot 2 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5350
1120404009032000	00000 TANNER CIR, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 8 , Lot 1 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5440
1120404011020000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 8 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	6960
1120404011021000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 7 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	6380
1120404011022000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 6 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5920
1120404011023000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 5 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5600
1120404011012000	00000 SANDPIPER RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 26 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5510
1120404011013000	00000 SHOFFNER CT, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 25 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5630
1120404011014000	00000 SHOFFNER CT, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 24 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5800
1120404011015000	00000 SHOFFNER CT, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 23 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5920
1120404011016000	00000 SHOFFNER CT, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 22 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	6780
1120404011017000	00000 SHOFFNER CT, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 21 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	6790
1120404011026000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 5 , Lot 2 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5490
1120404012001000	00000 LARKSPUR RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 4 , Lot 4 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5570
1120404012002000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 4 , Lot 3 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5490
1120404012003000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 4 , Lot 2 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5490
1120404012004000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 4 , Lot 1 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5490
1120404013001000	00000 SAWMILL RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 3 , Lot 18 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5560
1120404013006000	00000 SAWMILL RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 3 , Lot 13 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5510
1120404013007000	00000 SAWMILL RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 3 , Lot 12 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5490
1120404001093000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 2 , Lot 73 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5380
1120404001094000	00000 SUTTER WOODS RD, Junction City, KS 66441	V	SUTTER WOODS SUB , BLOCK 2 , Lot 72 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5380
1120404003006000	00000 STEPHEN ST, Junction City, KS 66441	V	MANN'S RANCH ADD #2 , BLOCK 4 , Lot 6 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5270











1120401016012000	00000 SADDLE DR, Junction City, KS 66441	V	MANNS RANCH ADD #1 , BLOCK 1 , Lot 12 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5840
1120401016011000	00000 SADDLE DR, Junction City, KS 66441	V	MANNS RANCH ADD #1 , BLOCK 1 , Lot 11 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5750
1120401016010000	00000 SADDLE DR, Junction City, KS 66441	V	MANNS RANCH ADD #1 , BLOCK 1 , Lot 10 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5750
1120401016001000	00000 SADDLE DR, Junction City, KS 66441	V	MANNS RANCH ADD #1 , BLOCK 1 , Lot 1 , SECTION 04 TOWNSHIP 12 RANGE 05	CHOICE PROPERTY COMPANY	PO BOX 5049 TOPEKA, KS 66605	475	001	5860